

West Oaks Condos -- Budget Overview

	2008	2009	2010
	Budget	Budget	Budget
Income			
400 · Assessment Income			
401 · Unit Assessment	150,096	150,096	199,628
402 · Garage Assessment		570	570
Total 400 · Assessment Income	150,096	150,666	200,198
451 · Transfer Fees		200	120
471 · Investment Interest		1,440	360
Total Income	150,096	152,306	200,678
Expense			
510 · Administration			
511 · Allocation to Reserves	26,100	26,100	26,100
512 · Allocation to garage reserves		570	570
515 · Tax Preparation		200	200
516 · Taxes, Licenses, Permits	2,400	400	175
517 · Printing, Postage, Spcl Svcs		500	95
518 · Website fees		80	80
Total 510 · Administration	28,500	27,850	27,220
520 · Association Operations			
521 · Insurance Expense	12,348	15,650	17,116
522 · Financial Review		2,000	1,600
524 · Professional Management	25,884	8,060	7,060
525 · Legal Services	6,000	2,000	
528 · Misc operations	4,560		240
529 · Other Consultants	2,004		
Total 520 · Association Operations	50,796	27,710	26,016
530 · Property Maintenance			
531 · Building repairs	12,396	12,000	2,400
533 · Pest Control	600		
534 · Tract A/B landscape		2,000	
535 · Custodian Services			3,600
536 · Custodian Supplies			360
Total 530 · Property Maintenance	12,996	14,000	6,360
540 · Landscape Maintenance			
541 · Landscape Contract	14,232	14,659	13,860
542 · Landscape Treatments		900	2,000
543 · Landscape Repair			150
544 · Irrigation Mgmt & Repair		800	1,345
545 · Landscape Improvements		3,000	
547 · Water - irrigation		3,500	3,000
548 · Backflow Testing		25	25
549 · Misc Landscape	900	1,000	
540 · Landscape Maintenance - Other			
Total 540 · Landscape Maintenance	15,132	23,884	20,380
550 · Utilities			
551 · Electricity	5,400	5,400	4,800
552 · Garbage	9,660	9,900	10,600
553 · Water & Sewer	21,600	19,200	24,000
550 · Utilities - Other			
Total 550 · Utilities	36,660	34,500	39,400
570 · Construction Defect Project			
571 · Allocation to C.D. reserves		10,000	9,960
581 · Allocation to operating balance		10,000	9,960
586 · Spcl 2010 Alloc to Reserves			49,532
591 · Contingency	6,012		
Total Expense	150,096	137,944	188,828
Net Income	0	14,362	11,850